



2 Cottingham Road,
Guide Price £850,000

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A STUNNING AND STYLISH THREE BEDROOM HOME SHOWCASING CONTEMPORARY LUXURY WITH SPACIOUS OPEN PLAN LIVING AND EXCEPTIONAL DESIGN

This exceptional three-bedroom end of terrace home offers a striking blend of style, space and comfort in one of London's most vibrant locations. Situated in an enviable peaceful position yet very well connected with excellent transport links with Oval's Northern Line and Vauxhall's Victoria Line put the West End, City, and beyond at your disposal. Offering relaxation in the leafy tranquillity of Oval as well as the enjoyment of Vauxhall's buzzing nightlife and riverside dining within easy distance. It also provides Strong investment appeal, ongoing regeneration and high demand in both areas make this a prime spot for future growth. **This fabulous property has been finished to an exacting high specification, every detail has been thoughtfully considered to create a property that is as practical as it is beautiful. GROUND FLOOR**

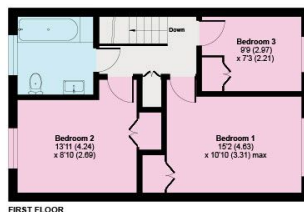
The ground floor is dedicated to spectacular open-plan living, where the kitchen, breakfast, sitting and dining areas flow seamlessly together. Handsome oak flooring runs throughout the entire downstairs, setting a tone of warmth and elegance from the moment you enter. The superb dining space is dramatically illuminated by a trio of Velux windows, bathing the room in natural light and creating a warm, welcoming ambience, perfect for entertaining family and friends. Triple bi-fold doors extend the living space into a private city retreat garden, a tranquil oasis with a feature palm tree, outside power supply, and a convenient rear-access gate, ideal for alfresco dining or simply escaping the bustle of the city. At the heart of the home, the stunning kitchen showcases a lavish feature island, finished with a sleek, locally sourced white quartz stone worktop. With generous storage, bar seating, integrated appliances and a modern induction hob, it is both a chef's dream and an entertainer's delight. A discreet under-stairs cupboard ensures clutter-free living, while a stylish downstairs WC completes the ground floor.

FIRST FLOOR The sense of quality continues upstairs, where handsome oak flooring extends across the landing. The light-filled principal bedroom boasts elegant fitted wardrobe, while the second double bedroom also offers excellent built-in storage. A charming third bedroom provides versatility as a guest room, nursery, or home office with appealing city views. The family bathroom is a serene sanctuary, enhanced by underfloor heating



Cottingham Road, London, SW8

Approximate Area = 1119 sq ft / 103.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

- = Bathroom / En Suite
- = Bedroom
- = Kitchen
- = Reception Room
- = Other Areas
- = External Areas

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richwcom 2025. Produced for Toby Gullick Independent Family Estate Agents REF: 1305302

- A Stylish And Stunning End Of Terrace Residence
- Three Well Appointed Bedrooms
- Luxury Open Plan Living
- Lavish Kitchen Area
- Contemporary Family Bathroom
- Superb Light Filled Rooms
- Private City Garden Retreat
- Appealing City Views
- Prime Vauxhall Location/ Close to Oval And Vauxhall Tube Stations
- No Forward Chain

